

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
November 7, 2012
FINAL

PRESENT: Gary Ellis, Thomas Kelley, Jack Mulkeen, Tom Roche, Dorcas McGurrin, Hugh March, Mary Ann Walsh

GUESTS: Pat Armstrong

ABSENT: Nathan Small

STAFF: Jennifer Coutinho

LOCATION: Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

CONVENE

Chairman Ellis opened the Community Preservation Committee (CPC) meeting at 3:07 p.m.

PRESENTATIONS

Sailing Center Rehabilitation (#97.2): Ms. Armstrong presented on the Sailing Center building. It was noted that if there is more than 50% improvement to a building (excluding windows and roof), it would trigger Americans with Disabilities Act compliance. Therefore, the work completed needs to be limited to \$50,000 in order not to trigger these requirements. The pavilion will be 3 feet away from the building, so it is not considered an improvement. The town needs to look at alternatives before they will recommend a tight tank.

There was general discussion. Mr. Mulkeen said that the workshop will become useable. The pavilion will be used by kids, and the bathroom will be more functional. Vice-Chairman Roche said that the doors were not wide enough to get a boat in. Various septic options were discussed, including a composting toilet system, tight tanks, and mounding system. Ms. Armstrong does not want the bathrooms open to the public because of concerns regarding strangers in the building with kids.

There will be three phases: exterior work, interior work, and the new pergola. Chairman Ellis asked if there would be plywood or storm watch panels. Ms. Armstrong replied that there would be storm watch windows but that she wanted plywood in the winter. There will be steel beams in the footing for the pergola. Chairman Ellis wanted to make sure that the work is done according to the building permit. He also asked what soft costs the \$30,000 covers. Ms. Armstrong explained that the \$30,000 covered the designs but possibly not architectural drawings.

Flax Pond Restroom Wing (#110) The Larusso grant might not come through now that 501(c) (3) donations are no longer tax deductible. Town Counsel will have to provide a legal opinion. In the event that the \$100,000 Larusso grant does fail, the \$150,000 in CPA funds will be distributed as follows: \$60,000 restrooms; \$40,000 site improvements such as a children's playground area, a gazebo-type shelter, an accessible pathway with utility service, and a lawn area; \$50,000 for docks and modular buildings at the waterfront.

Route 6A Playground (#111): The Route 6A playground was donated by the Pereira family. The new playground will cost \$100,000. There is an *ad hoc* committee to address:

1. Parking
2. Bathroom
3. Fencing